



ZONING COMMISSION AGENDA

Wednesday,
March 12, 2014
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102

COMMISSION MEMBERS:

Nick Genua, CD 7, Chair	<u>P</u>	Melissa McDougall, CD 5	<u>P</u>
Charles Edmonds, Vice Chair, CD 4,	<u>P</u>	Namon Hollis, CD 6	<u>P</u>
Will Northern, CD 1	<u>P</u>	Wanda Conlin, CD 8	<u>P</u>
Carlos Flores, CD 2	<u>P</u>	Gaye Reed, CD 9	<u>P</u>
Robert West, CD 3	<u>P</u>		

I. WORK SESSION 9:00 AM PreCouncil Chamber – 2nd Floor

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| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

Discussions at lunch recess:

- 1) Proposed Fee Increases for certain Planning and Development Department processes
- 2) Standing item: Report of Activities of the City Plan Commission

II. PUBLIC HEARING 10:00 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, APRIL 1 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| A. Call to Order | Chair |
| B. Approval of revised Zoning Commission Rules of Procedure <u>9-0</u> | Chair |
| C. Approval of February 12, 2014 Meeting Minutes <u>9-0</u> | |

To view the docket: <http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

D. Continued Cases

1. ZC-13-174 H. S. CHURCHILL TRUST 816 Churchill Rd. 1.9 ac. CD 2	RECOMMENDED FOR DENIAL WITHOUT PREJUDICE 9-0
a. Applicant/Agent: Dennis Hopkins	
b. Request: <i>From:</i> "B" Two-Family and "E" Neighborhood Commercial <i>To:</i> "PD/SU" Planned Development/Specific Use for Mobile Home Park; site plan included	

2. ZC-14-015 TIM MORTON DVM PLLC 1501 Handley Dr. 2.04
ac. CD 5

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Tim Morton DVM
b. Request: *From:* "FR" General Commercial Restricted *To:*
"PD/FR" Planned Development for all uses in "FR" General Commercial
Restricted plus outdoor kennels; site plan waiver requested

E. New Cases:

3. ZC-14-020 SHOPE AND RYAN MANAGEMENT INC. 3220-3248
(evens) S. University 1.37 ac. CD 9

CONTINUED 30 DAYS
UPON COMMISSION'S
REQUEST

- a. Applicant/Agent: Ojala Holdings/Matthew Vrugink
b. Request: *From:* "C" Medium Density Multifamily *To:* "UR"
Urban Residential

4. ZC-14-021 KORINA PETERSON 1314 E. Vickery Blvd 0.25 ac.
CD 8

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Korina Peterson
b. Request: *From:* "A-5/HC" One-Family/Historic and Cultural
To: "PD/E/HC" Planned Development for all uses in "E" Neighborhood
Commercial plus storage for catering business and retain Historic and
Cultural overlay; site plan waiver requested

5. ZC-14-022 3900 HEMPHILL STREET PARTNERS, LP 3900
Hemphill St. 0.57 ac. CD 9

RECOMMENDED FOR
DENIAL
9-0

- a. Applicant/Agent: Chris Landers
b. Request: *From:* "E" Neighborhood Commercial *To:*
"PD/E" Planned Development for all uses in "E" Neighborhood
Commercial plus auto parts limited to 8,000 s.f.; site plan waiver
requested
c. This case is scheduled to be heard by City Council on March
18, 2014

6. SP-14-003 CITY OF FORT WORTH WATER, PARKS AND
COMMUNITY SERVICES DEPARTMENT 7300-7400 Blocks SH 199
59.39 ac. CD 7

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: LBL Architects/Michael Barnard
b. Request: *To:* Amend "PD-962" site plan for "PD/G" Planned
Development for all uses in "G" Intensive Commercial for retail and
entertainment complex with mobile food vendors and excluding assisted
living and hotels; site plan included, and "PD-963" site plan for "PD/CF"
Planned Development for "CF" Community Facilities including public
park and indoor and outdoor recreational and entertainment uses and
events only with mobile food vendors, and with alcohol sales in the
Event Center and adjacent outdoor space and at the Pavilion and
adjacent lawn area to move the road 220' to be adjacent to Tract 1;
move restaurant/retail buildings closer to the waterfront; increase the
building square footage for buildings 1 and 2 to total 80,000 sq ft;
increase number of boat slips by 3 for total of 11 covered boat slips;
increase parking to 877 spaces; adjust the road roundabout; decrease
the size of the boardwalk; and clarify the proposed zoning for Tracts 1
and 2.

7. ZC-14-023 HANDLEY OAKS APARTMENTS, LLC 2120 Handley Dr. 4.47 ac. CD 4	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: Melville R. Ashdown b. Request: <i>From:</i> "C" Medium Density Multifamily <i>To:</i> "PD/D" Planned Development for all uses in "D" High Density Multifamily at 26 units per acre.; site plan included	
8. ZC-14-024 LIBERTY CROSSING RESIDENTIAL LP 9051 block Blue Mound Rd. 1.38 ac. CD 7	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: Edward Eckart/Goodwin and Marshall b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "A-5" One-Family	
9. ZC-14-025 CITY OF FORT WORTH HOUSING & ECONOMIC DEVELOPMENT 1720 NW 25 th St. 0.45 ac. CD 2	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: Victory Temple Ministries by Gary M. Moates b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "CF" Community Facilities	
10. ZC-14-026 CITY OF FORT WORTH, PROVIDENT REALTY ADVISORS, INC 4600 Hwy 360 and 14105 Trinity Blvd. 41.88 ac. CD 5	RECOMMENDED FOR DENIAL WITHOUT PREJUDICE 8-0
a. Applicant/Agent: Centreport Ventures / Provident Realty Advisors b. Request: <i>From:</i> "J" Medium Industrial <i>To:</i> "UR" Urban Residential	
11. ZC-14-027 JASON DEVELOPMENT COMPANY INC. 1600-2100 blocks Blue Mound Rd. 610.10 ac. CD 7	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: Hanover Property Company c/o Ben Luedtke b. Request: <i>From:</i> "AG" Agricultural <i>To:</i> "A-5" One-Family and "C" Medium Density Multifamily	
12. ZC-14-028 KMF PROPERTIES 1329 College Ave 0.11 ac. CD 9	RECOMMENDED FOR APPROVAL AS AMENDED TO EXCLUDE RESTAURANTS 9-0
a. Applicant/Agent: Stephen Halliday, 97W LLC b. Request: <i>From:</i> "CF/HC" Community Facilities/Historic & Cultural <i>To:</i> "PD/MU-1/HC" Planned Development for all uses in "MU-1" Low Intensity Mixed-Use/Historic & Cultural Overlay; site plan included	
13. ZC-14-029 CLARK AND MCKELVEY FAMILY PARTNERSHIPS 14400-17000 Blocks SH 114 563.54 ac. CD 7	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth Planning and Development b. Request: <i>From:</i> Unzoned <i>To:</i> "A-5" One-Family, "D" High Density Multifamily and "G" Intensive Commercial c. This case is scheduled to be heard by City Council on May 13, 2014.	
14. ZC-14-030 CITY OF FORT WORTH PLANNING AND DEVELOPMENT POLYTECHNIC HEIGHTS NEIGHBORHOOD	RECOMMENDED FOR

<p>Generally bounded by the UPRR, Wesleyan, Vickery, & S. Beach 99.57 ac. CD 8</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "B" Two-Family, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "F" General Commercial, "I" Light Industrial, "J" Medium Industrial, and "PD 413" Planned Development for I uses with restrictions <i>To:</i> "A-5" One-Family, "UR" Urban Residential, "ER" Neighborhood Commercial Restricted, "MU-1" Low Intensity Mixed-Use, "I" Light Industrial, and "PD 437" Planned Development/Specific Use - Apartments for transitional housing for women & children</p>	APPROVAL 9-0
<p>15. ZC-14-031 UNIVERSITY PLAZA INC. 3001 Lackland Rd. 0.28 ac. CD 3</p> <p>a. Applicant/Agent: Sohail Dharani b. Request: <i>From:</i> "FR" General Commercial Restricted <i>To:</i> "E" Neighborhood Commercial</p>	RECOMMENDED FOR DENIAL 9-0
<p>16. ZC-14-033 TSOU SHENG Y & SAM HUYNH ETAL 9904 Camp Bowie West 0.36 ac. CD 3</p> <p>a. Applicant/Agent: Sherry Boyd b. Request: <i>From:</i> "PD-591" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouse <i>To:</i> "F" General Commercial</p>	RECOMMENDED FOR DENIAL 8-0
<p>17. ZC-14-034 BENNETT GREGORY 1700 E. Bonds Ranch Rd. 30.0 ac. CD 7</p> <p>a. Applicant/Agent: Ben Gregory b. Request: <i>From:</i> "I" Light Industrial <i>To:</i> "D" High Density Multifamily</p>	RECOMMENDED FOR DENIAL 8-0
<p>18. ZC-14-035 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: CREATE AIRPORT OVERLAY DISTRICT FOR THE FORT WORTH ALLIANCE AIRPORT CD ALL</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>Text Amendment:</i> An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 13896, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending:</p> <ul style="list-style-type: none"> Section 4.405 "Airport/Airfield Overlay" ("AO") District Of Article 4 "Overlay Districts", Of Chapter 4, "District Regulations" To Add A New Section, Section 4.405G, "Fort Worth Alliance Airport"; Providing Regulations For Airport/Airfield Overlay Zone ("AO") Restrictions For The Fort Worth Alliance Airport <p>To review the proposed amendments: http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx</p>	CONTINUED 30 DAYS UPON STAFF'S REQUEST 8-0
<p>19. ZC-14-036 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: MAP AMENDMENT AIRPORT OVERLAY DISTRICT FOR FORT WORTH ALLIANCE AIRPORT South of the Fort Worth</p>	CONTINUED 30 DAYS UPON STAFF'S REQUEST

Alliance International Airport with Fort Worth City limits: Generally
bounded by SH 114, Old Denton Road, Keller Hicks, city limits
CD 7

8-0

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From:* Multiple Districts *To:* Add Airport Overlay District

ADJOURNMENT: 2:45 P.M.

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.